



8 Waters Edge, 53 Burbo Bank Road, Liverpool, L23 6TQ

Offers Over £260,000

Welcome to this charming two-bedroom ground floor apartment located on Burbo Bank Road in the picturesque area of Blundellsands. Situated in the desirable Waters Edge Development, this apartment is fantastically placed for easy access to Crosby Beach & Blundellsands & Crosby Train Station.

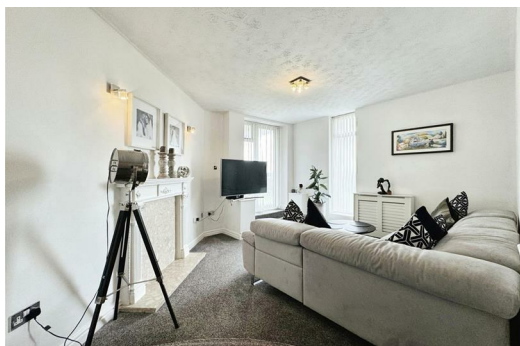
This delightful property boasts a waterfront location offering breathtaking views that will surely captivate your heart. Imagine waking up to the soothing sound of the waves and enjoying your morning coffee on your very own balcony overlooking the communal gardens & the sea.

As you step inside, you are greeted by a well-presented living space that seamlessly combines the open plan living and dining room, perfect for entertaining guests or simply relaxing after a long day. The property features two bathrooms, providing convenience and privacy for you and your guests.

The apartment further benefits from a garage, off street parking & no onward chain.

Whether you are looking for a peaceful retreat by the sea or a stylish home to entertain friends and family, this apartment offers the best of both worlds. Don't miss the opportunity to make this seaside sanctuary your own. Contact us today to arrange a viewing and experience the beauty of coastal living at its finest.

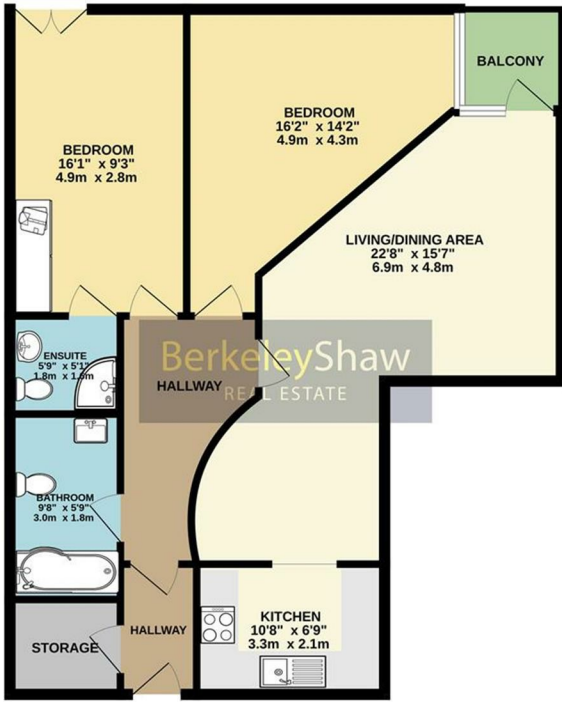
Tenure: leasehold 91 years remaining Service charge & ground rent £1800 per annum



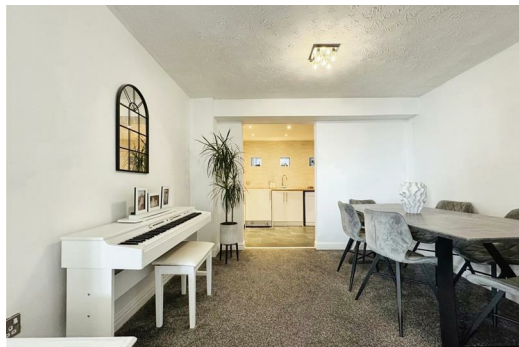
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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